

For Sale

Asking Price: €288,000

**Sherry
FitzGerald**
Fogarty



40 Cluain Ard, Roscrea,
Co. Tipperary. E53 X864.

BER C1

sherryfitz.ie



Sherry FitzGerald Fogarty are delighted to offer No 40 Cluain Ard to the market for sale. This four bedroomed detached bungalow is such a sought after and desirable property and is offered for sale in walk-in condition.

Located in Roscrea's most sought after residential area, Cluain Ard is a peaceful and very well maintained estate just ten minutes' walk from the town centre.

Built originally in 1999 this gorgeous house was extended in 2012. At this time, a fourth bedroom and purpose built wet room were added. It also allowed space for a utility area just off the kitchen. The floor area now extends to 107 sq. mts/1,151 sq. ft.

Accommodation comprises: Entrance hallway, sitting room with insert stove, fully fitted kitchen cum dining area with sliding patio doors to the rear garden, four bedrooms all of which have built in wardrobes, a wet room ensuite and a family bathroom.

Along with the front lawn there is parking for two cars to the front, and No 40 has a fine west facing rear garden, with a useful block built garden shed. It is a very private space.

All necessary planning permissions are in place.



Accommodation

Entrance Hall 1.49m x 4.21m (4'11" x 13'10"):

Living Room 3.76m x 4.21m (12'4" x 13'10"):

Kitchen / Dining Room 4.99m x 3.10m (16'4" x 10'2"):

Utility Room 3.00m x .95m (9'10" x 3'11"8"):

Bathroom 2.38m x 1.93m (7'10" x 6'4"):

Bedroom 3 3.05m x 3.96m (10' x 13'):

Bedroom 1 4.21m x 2.95m (13'10" x 9'8"):

Bedroom 2 2.47m x 2.96m (8'1" x 9'9"):

Bedroom 4 4.13m x 3.10m (13'7" x 10'2"):

Bathroom 1.66m x 3.10m (5'5" x 10'2"):





Garden

Along with the front lawn there is parking for two cars to the front, and No 40 has a fine west facing rear garden, with a useful block built garden shed.

Directions

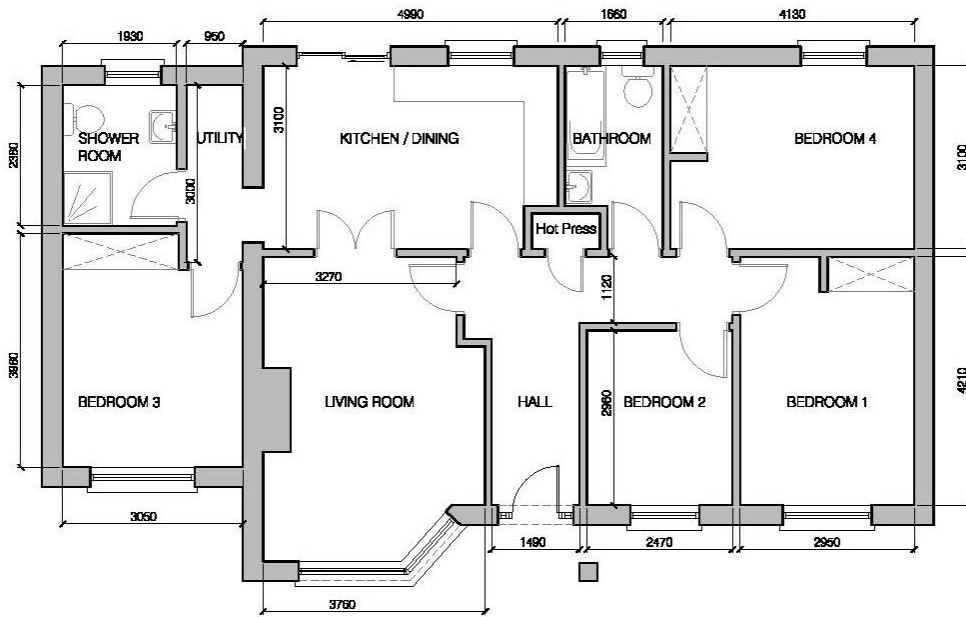
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Special Features & Services

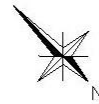
- All necessary planning permissions are in place.
- Oil fired central heating installed & uPVC double glazed windows.
- Private rear garden with large side garden allowing room to extend the house if required and subject to require planning permissions.
- Parking space for two cars to front of house.
- Mains services - water & sewerage.
- Regency panelled doors throughout.
- Located within walking distance of the town centre and schools.

BER BER C1, BER No. 102662491





GROUND FLOOR PLAN
 AREA - 106.69 sq.m



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